

FRANCESTOWN HERITAGE COMMISSION  
Minutes of January 12, 2013 Meeting

Present: Maureen vonRosenvinge, Barbara Caskie, Michele Ferencsik, Elly Miles, BJ Carbee  
Excused: Betsy Hardwick  
Absent: Becky Meattey

Maureen opened the meeting. Motions were made and seconded to approve the minutes for the 11/10/12, 11/15/12 and 12/8/12 Meetings. Approval was unanimous.

Maureen reported that Elly had updated the information display and added new pictures showing king post truss repair activity.

At the recent CIP (Capital Improvement Plan) meeting, Maureen discussed the three warrant articles the Heritage Commission is requesting.

1) A warrant article proposing the CIP budget include a separate line item for any funding designated Town Hall Restoration/ Renovation by the Town rather than being lumped in with all town buildings.. (This would prevent the siphoning off of co-mingled funds to other projects and let people indicate their level of financial support for the work needed after the structural repairs are completed.)

The rough estimate presented for future Construction and Restoration costs after completion of the remaining structural repairs (1<sup>st</sup> floor support for both the floor and ceiling) totals \$550,000 and includes the following categories:

Demolition	Volunteers???
Grading & Excavation	Town???
Rough Wiring	\$ 50,000
Heat (actual cost depends on method)	\$ 15,000 (minimum)
Joists and Ceiling Insulation	\$ 40,000
Addition	\$ 325,000
Plumbing	\$ 35,000
Rework Septic System	\$ 35,000
Fire Suppressant System	\$ 15,000
Windows	\$ 10,000
Minimal Finish Work	\$ 25,000
Exterior Painting (estimate not available)	
Estimate for Minimal Restoration	<u>\$ 550,000</u>

2) A Selectmen's warrant article to complete the first floor support system (lally columns and beams at mid span) will request \$13,501 in addition to using the LCHIP grant funds the Heritage Commission was awarded. The Grant Funds will also cover the remaining costs (\$3,201) for Queen and King post truss repair.

3) Another warrant article to authorize the acceptance of \$45,000+/- to be raised from grants and donations to replace the temporary support posts with new upgraded steel rods which would require minimal Tax funding (\$1.00 - \$5,000.00) is being discussed. Everyone agreed we should pursue this and ask the Selectmen to put it on the ballot. Barring this we need to have a petition article, requiring 25 signatures. The purpose is to have the people authorize the work so that soliciting grants will have better traction. Maureen will request that the Board of Selectmen place these articles on the Warrant.

According to the Master Plan Survey, support for the Town Hall is substantial. It was agreed there should be a second public meeting before Town Meeting to allow discussion and clarification of the warrant articles, what residents want the building to look like, and possible funding sources. The architects, who presented the conceptual plans are willing to collaborate if we should want both to work on the designs, will be invited to attend as interested parties. The meeting date was set for Friday, February 15 at 7 PM, in the lower level of the Town Offices Building.

Maureen reported that the currently ongoing restoration/repair in the Town Hall is almost complete. Trusses 4 and 3 are finished and Glen Dodge expects to complete the job very soon. The top floor is not designed for a live load and the access stairs are difficult so direct observation of this floor is not usually included in the tours. At a later date perhaps a small platform might be constructed at the base of the tower so that small groups of people could look through and see the queen and king post truss construction.

A leaking back attic window and the front door allowing water to blow in are further evidence of the need for an ongoing inspection and maintenance program. Glen was able to stop the leak and temporarily reduce the door problem.

According to Maureen, to date the Heritage Commission 2013 requested budget of \$1,000.00 has not been cut during the recent town planning and budget meetings. In the future the amount may need to be increased if the Heritage Commission is requested to take on additional responsibilities.

Maureen moved that the Commission accept the LCHIP grant for \$15,000 along with their requirements. The motion was seconded by Michele Ferencsik and the vote to accept was unanimous. Maureen requested that Commission members review the LCHIP Guidelines and the Stewardship Agreement prior to the next Commission meeting.

Maureen said the locking file cabinet has been purchased and is in place and both architects have been paid.

Maureen will write an article for the February Francetown News to include the rationale for the warrant articles, a progress report on the king post repair work, a budget update, and an announcement of the February 15 Heritage Commission public meeting.

The next regular meeting will be February 9, 2013 at 9 AM.

The meeting adjourned at 10:10 AM.

Respectfully submitted,

Elly Miles